



DRAFT

McCarty Tract

Limited Purpose Annexation Planning Study and Regulatory Plan

Planning Study

Background

The owner of the McCarty Tract has petitioned the City to annex the property for limited purposes pursuant to Sec. 43.129 of the Texas Local Government Code as shown on Exhibit 1.

As part of the request for limited purpose annexation, the owner has waived the requirement of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

The McCarty Tract is proposed for annexation for the limited purposes of planning and zoning.

Area Description

The proposed annexation area covers approximately 14 acres in Travis and Williamson Counties east of FM 1325 approximately 960 feet north of the intersection of FM 1325 and Shoreline Drive and is located in the City's Extraterritorial Jurisdiction (ETJ).

The proposed annexation area is currently undeveloped.

Projected Ten Year Development With and Without Annexation

The developer is planning to build a 220 unit multi-family project on this site. The developer will submit a zoning case prior to final approval of the annexation ordinance.

Given market forces, it is reasonable to assume that development of approximately same density and intensity of use as the development proposal provided to the City will be built on the tract irrespective of whether or not it is annexed.

If annexed, the property will be developed in accordance with the City's zoning and site development standards.

Issues Supporting Annexation

The area must be annexed for limited purposes prior to final approval of the proposed zoning case.

Public Benefit from the Annexation

Limited purpose annexation and zoning will result in higher quality development than would otherwise occur.

The Economic, Environmental and other Impacts of the Proposed Annexation on Residents, Landowners Businesses and in the Proposed Annexation Area

Limited purpose annexation with a future conversion to full purpose status will be of economic benefit to the owners of the property. Currently, there are no residents in the proposed annexation area. There is no business activity in the proposed annexation area.

The proposed annexation and the imposition of City zoning and development standards will benefit residents and property owners in the area surrounding the McCarty Tract by requiring higher quality development than would otherwise occur.

The proposed limited purpose annexation will protect the local environment by ensuring that future development will be in compliance with the City's zoning and Title 30 development standards.

Proposed Zoning for the Area

The area will be zoned in accordance with the procedures required by state law and Title 25 of the Code of the City of Austin (the Land Development Code).

From the effective date of the limited purpose annexation until the property is zoned, the area will be treated for development purposes in accordance with Section 25-2-222 (Designation of Annexed Land) of the Code.

Comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation.

Regulatory Plan

Development Regulations

Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning including but not limited to, regulations within the City's Land Development Code including Title 30 Austin/Travis County Subdivision Regulations and related technical manuals, and all rules adopted pursuant thereto.

Future Full Purpose Annexation

The owner of the McCarty Tract has waived the requirements of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

Full purpose annexation of the area proposed for limited purpose annexation will take place at the City's discretion. The property owner's letter requesting annexation is attached to this Regulatory Plan as Exhibit 1.